

**TOWN OF CAIRO PLANNING BOARD**

**PO Box 728, Cairo, NY 12413**

**Chairman-Joseph Hasenkopf**

**Email:** [**planning@townofcairo.com**](mailto:planning@townofcairo.com)

**Meeting Minutes**

**draft**

**May 01, 2025**

**The Planning Board meeting was held in the Multi-purpose room of Cairo Elementary.**

**Members Present:** Joseph Hasenkopf, Allen Veverka, Ed Forrester, Elizabeth Hansen, Stacey Poulsen and Raymond Pacifico (Alternate)

**Pledge of Allegiance.**

**Approval of April 3, 2025, Meeting Minutes.** Allen made a motion to approve the minutes as written, seconded by Stacey, all in favor.

**PUBLIC HEARING**

1. **2025-0301P St. Joseph’s Novitiate 1275 Hearts Content Rd. SP Tax (135.02-1-1)**

Applicants propose the construction of a new 53,169 sq. ft. building to be used for bedrooms, eating facilities, Chapel and workspace for the Sisters.

Sister Mary Nazareth presented the project.

Oliver H. asked if this project would draw more water than previously.

-Water tests have been performed and water will flow at 60gpm, with nearly instant recovery. Applicants are working with the appropriate agencies regarding water usage.

1. **2025-0303P Milton Petrou/Oliver’s Way 306 Vernal Butler Road SUB Tax (82.00-3-37)**

Applicants propose a 4-Lot subdivision building stick homes.

Debra H. presented the project with and on behalf of Milton.

Houses will be ~1600-2000 sq. ft at completion.

A Wayne Sr.Ln. neighbor expressed concerns with the water usage, wells, & septics.

**BUSINESS**

1. **2025-0301P St. Joseph’s Novitiate 1275 Hearts Content Rd. SP Tax (135.02-1-1)**

Applicants propose the construction of a new 53,169 sq. ft. building to be used for bedrooms, eating facilities, Chapel and workspace for the Sisters.

The new building will have 78 bedrooms. 4-5 additional passenger vehicles are anticipated in the future.

Total site area is 14.1 acres. Total area to be developed in this proposal is 3.1 acres.

The board voted for a negative SEQR declaration April 2025.

a. Site plan received.

b. Site Plan application received.

c. Zoning officer letter received.

The Board has no new questions.

Allen made a motion to close the public hearing, seconded by Stacey, all in favor.

Allen made a motion to approve the project, seconded by Stacey, all in favor.

1. **202-5-0303P Milton Petrou/Oliver’s Way 306 Vernal Butler Road SUB Tax (82.00-3-37)**

Applicant proposes a 4-Lot subdivision building stick homes.

The board voted for a negative SEQR declaration April 2025.

a. Application fee is paid.

b. Site plan received.

c. Site Plan application received.

d. Zoning officer letter received.

The Board requires Milton to return with perc test results and a road maintenance agreement.

Public hearing remains open.

**NEW BUSINESS**

**PUBLIC HEARING.**

1. **2022-1101P Blackhead Mountain Lodge 54, 64 &74 Crows Nest Rd. & 153 Bald Hills Rd. N. SUP Tax(116.00-1-24, 25 & 116.16-1-1)**

Applicants propose a redevelopment of the existing Blackhead Mountain Lodge for purposes of an expanded tourist resort and spa/hotel.

A resolution passed 4-1 for a negative SEQR declaration in March 2025.

a. Application fee paid.

b. Site plan received.

c. Special Use application received.

d. Zoning officer letter received.

Allen asked if there will be monitoring of the wells while building is taking place, to ensure all requirements are met.

-Applicants will return with a response.

Allen wants the applicant to test and monitor all wells for neighbors who request such.

Allen questioned the filtration of the wastewater.

Applicants will return with a response.

-The WWTP will be regulated by the DEC, and water will be cleaned to DOH standards.

Allen asked where the sludge will go.

-It will be pumped offsite to a DEC licensed site.

Ray asked if there are any permits in place yet or have been applied for.

-Applicants will submit list of permits being applied for. A SWIP has been submitted and is currently under review by the town’s engineer.

Ray notes that approval would be contingent on the SWIP and compliance with.

Allen reviewed the fire department’s requests and requirements confirming communication with Round Top Fire Chief.

Beth and Stacey requested that the flat roof designs be removed from the site plan.

-Applicant agrees to amend.

Joseph made a motion to close verbal public comments, seconded by Beth, all in favor.

Written public comments will be accepted until the June 5, 2025, meeting.

Beth made a motion to close the meeting, seconded by Stacey, all in favor.

Respectfully submitted,

*Donna M. Vollmer*

Secretary to the Planning Board